

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, September 26, 2005 at Westfield Town Hall. Members present were Bob Horkay, Ginny Kelleher, Brian Morales, Jim Peyton Bill Sanders, Bob Smith, Cindy Spoljaric, Carolyn Stevenson, and Ron Thomas. Also present were Kevin Buchheit, Al Salzman, Kevin Todd, and Attorney Brian Zaiger.

Kelleher moved to approve the **August 22, 2005** minutes as amended.

Spoljaric seconded and the motion passed by voice vote.

Salzman reviewed the Public Hearing Rules and Procedures.

Salzman stated regarding 0505-REZ-03 that staff has had no contact with the petitioner and is not sure whether a representative is present this evening. The public was polled and no one came forward. Therefore, staff requested this item be moved to the end of the agenda to see if a representative appears.

### **OLD BUSINESS**

**0507-DP-30 & 937 East 191<sup>st</sup> Street.** Development Plan and Preliminary Plat review of  
**0507-SPP-09** Sycamore on the Monon, 278 lots on 139.174 acres, by Bingham/McHale.

Mr. Steve Hardin, Bingham McHale, represented the petitioner and presented the details of the project. Hardin introduced guests, Mr. Mark Zukerman and Mr. Roger Kessler. Hardin stated two additional comments from the Commission have been addressed; first to put more into the record that the pedestrian pathways as shown on the concept plan would actually be installed as well as when and where they would be installed; secondly, which lots would be the 90-foot wide lots along the northern perimeter of the property. Regarding the actual pathways themselves, he stated they will be installed during the development of the section within which the path section is located. Secondly, he stated the concept plan shows more specifically where the 90-foot lots will be located.

Spoljaric questioned whether the landscape ordinance was being adhered to.

Hardin stated any discrepancies to the ordinance would be addressed and the ordinance would be followed.

Thomas requested a revised landscaping plan be forwarded to staff.

Smith moved to approve 0507-DP-30 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;

4. That the petitioner submit a revised landscaping plan including the mounding condition and 2" caliper trees;
5. That the petitioner's agreement with the pipeline company be on record;
6. That the 90-foot lots are highlighted and the trail be shown on the final plat;
7. That these conditions be fulfilled prior to receiving a building permit.

Peyton seconded, and the motion passed 6-2-1 (Sanders, Spoljaric) (Stevenson).

Peyton moved to approve 0507-SPP-09 with the following condition:

- That all conditions attached to the associated Development Plan shall be satisfied prior to the recording of any Secondary Plat.

Smith seconded, and the motion passed 6-2-1 (Sanders, Spoljaric) (Stevenson).

**0505-REZ-03            17566 Gray Road.** Rezone of 0.62 acre from AG-SF1 to GO, by FC Realty Investments, LLC.

No representative for this petition was present.

A Public Hearing opened at 7:44 p.m.

No one spoke, and the Public Hearing closed at 7:45 p.m.

Kelleher moved to send 0505-REZ-03 to the Town Council with a negative recommendation.

Smith seconded, and the motion passed 8-1 (Sanders).

### **Committee Reports**

Thomas stated 0506-REZ-04, Maple Villages, Davis Investments, went into subcommittee to be reviewed and discussed.

Mr. Joe Plankis reported on the Comprehensive Plan Amendment Process.

Buchheit reviewed the balance of the Comprehensive Plan Subcommittee schedule.

The meeting adjourned at 8:30 p.m.

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President

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Secretary